

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT
for April 28, 2004 PLANNING COMMISSION MEETING

P.A.S.#: County Change of Zone #04023
The Preserve at Cross Creek 1st Add Pre. Plat #04012

NOTE: This is a combined staff report for related items. This report contains a single background and analysis section for all items. There are separate conditions for each individual application.

PROPOSAL: Brian D. Carstens, for Land II L.L.C., has requested a Change of Zone and Preliminary Plat to create 9 lots on property generally located at S. 68th and Roca Rd.

WAIVER REQUEST: Waivers of subdivision requirements of street trees, street lighting, landscape screens, sidewalks and block length.

LAND AREA: 34.04 Acres, more or less

CONCLUSION: This is shown as agriculture in the 2025 Comprehensive Plan, however, the County Board has recently changed the zoning of the abutting property to the north to AGR for the same applicant leaving this parcel essentially straddled by AGR zoning, therefore, the change of zone application and the related preliminary plat may be approved and waivers are justified.

RECOMMENDATION:

Approval of the Change of Zone
Conditional Approval of the Preliminary Plat

WAIVER REQUESTS

- block length along Winterberry Lane	Approval
- sidewalk	Approval
- landscape screens	Approval
- street lights	Approval
- street trees	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 24, Irregular tract in the Southeast Quarter of Section 16, T8N, R7E, in the 6th P.M., Lancaster County, Nebraska (Legal description attached).

LOCATION: Northwest of the corner of S. 68th & Roca Rd.

EXISTING ZONING: AG Agriculture in the Lancaster County Jurisdiction

EXISTING LAND USE: terraced farm land

SURROUNDING LAND USE AND ZONING:

North: Agriculture, one farm dwelling, zoned AGR

South: Agriculture and acreages along Roca road, zoned AG. AGR and acreages S and SE of 68th and Roca Rd.

East: Agriculture with a few dwellings, zoned AG

West: Agriculture, zoned AG

ASSOCIATED APPLICATIONS: County Change of Zone # 04023 and Preliminary Plat # 04012 are related.

HISTORY: Changed from AA Rural and Public Use to AG Agriculture in the 1979 zoning update. The abutting land to the north was changed from AG to AGR and a Preliminary Plat was approved by the County Board on February 17, 2004.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Plan shows this as Agriculture. This is outside the Lincoln growth Tiers. The 2025 Comprehensive Plan states:

Currently, acreage development has occurred under two development scenarios: AG - Agricultural District (minimum of 20 acres per lot) and AGR - Agricultural Residential District (minimum of 3 acres per lot) with the possibility in both AG and AGR zoning districts of clustering units together in order to preserve more open space and agricultural areas and/or receive additional density bonuses under a community unit development. The complex issue of acreage development and other public objectives requires a large array of land use strategies (pg F 70)

Acknowledge the “Right to Farm” and preserve areas for agricultural productions throughout the county by designating specific areas in advance for rural residential so as to limit areas of potential conflict between farms and acreages (pg F 70)

Retain the current overall density of 32 dwellings per square mile (20 acre) for all agriculturally zoned land. Provide for an ability to divide two 3 acre lots per “40” acre parcel with conditions and administrative review and right of appeal. This would allow more flexibility for parcel size while retaining the overall density and assist in retaining farmable units of land. (F 70)

In determining areas of higher density rural acreage (200 units or more per square mile), numerous factors will be reviewed, such as but not limited to water and rural water districts, soil conditions, roads, agricultural productivity, land parcelization, amount of existing acreages, and plans for urban or town development. Acreages should develop in areas that best reflect the carrying capacity of that area for acreages. A performance criteria should be developed to review requests for acreage zoning and to determine where these standards can best be met. (F 70)

Development of a performance standard “point system” will allow the location of higher density rural acreage development in either “AG” or “AGR” where the review criteria can be met. This allows equal treatment across the county, maximum freedom of determination of marketing and sale, while locating those developments only in those areas where sufficient “points” can be accumulated to justify the development at the requested location.” (F 71)

The 1995 Hickman Comprehensive Plan shows a “Horizon Plan” that extends one mile beyond their one mile extraterritorial jurisdiction. The anticipated growth of the City of Hickman is to the north along a Highway Corridor along 68th Street. The Hickman Plan shows the eastern ½ of this application as future commercial growth “Highway Corridor”. The western ½ shows as AG-Residential. This is not in conformance with the Hickman Comprehensive Plan.

SPECIFIC INFORMATION:

UTILITIES: This is in the Lancaster Rural Water District. Rural Water or individual wells are proposed. Individual waste disposal is proposed.

TOPOGRAPHY: Rolling, sloping to the north.

TRAFFIC ANALYSIS: This area is served by Roca Rd. and S. 68th Street. Both are paved county roads.

S. 68th is planned for improvement and a new profile in FY 2004.

PUBLIC SERVICE: This is in the Hickman Rural Fire District and the Norris School District. This is served by the Lancaster County Sheriffs Department. This is in the Norris Public Power District.

REGIONAL ISSUES: Expansion of the acreage areas. “Matching” of town zoning and plans. Protection of farming operations.

ENVIRONMENTAL CONCERNS: There are no identified historic or ecological resources on this site. The soil rating on this land is 5.0 on a scale of 1 to 10 where 1 to 4 are prime. This is not prime ag land. There is no FEMA mapped flood plain. No animal confinement was noted in the immediate area.

AESTHETIC CONSIDERATIONS: n/a

ALTERNATIVE USES: Continued farming or one residential lot.

ANALYSIS:

1. This request is for a Change of Zone from AG to AGR and a Preliminary Plat for 9 dwellings. Paved interior public streets are proposed.
2. Lancaster Rural Water and individual sewage disposal is proposed. Lancaster Rural Water District #1 has approved the application.
3. This request is not in conformance with the Lincoln-Lancaster County Comprehensive Plan map which shows this as Agriculture. A point system for increased density is under development. The preliminary score for this parcel is +231 where a score of 300 would indicate support for AGR zoning. This score does not reflect the new change of zone to AGR abutting to the north which will increase the score.
4. The plan does not appear to be in complete conformance with the Comprehensive Plan of the City of Hickman. However, it is outside the one mile jurisdiction of Hickman. Support by Hickman is highly desirable.
5. The applicant is requesting waivers to street trees, landscape screens and sidewalks. These waivers are reasonable considering the nature of the subdivision is rural with a wooded drainage way.
6. The applicant is requesting waiver of the block length along the on Winterberry Lane/S. 67th Street to allow the existing drainage swale to remain. The waiver appears appropriate.
7. The Health Department notes that;
 - A) Water supply is projected to be the Lancaster County Rural Water District Number One.
 - B) The developer has adequately addressed wastewater treatment.
 - C) The waste water treatment system for Lot 23 located on Lot 1 Block 2 of this plat must be properly abandoned and relocated to Lot 23. The abandoned well on Lot 1 or 2 of Block 2 must be properly abandoned.
8. The County Engineer letter of April 5, 2004, notes the following;
 1. General Notes are acceptable with the exception of Note 8 which has the incorrect asphaltic concrete specified.
 2. Only one residential access per lot to be noted on the final plat when processed.

3. Should Lot 23, Irregular Tracts ever want access to South 67th Street, access to South 68th Street shall be relinquished.
 4. A profile of Roca Road shall be provided to show adequate sight distance for South 64th Street.
 5. The ditch grading symbols at the intersection of South 64th Street and Winterberry Lane are not correct.
 6. The profile of South 67th Street does not match the proposed profile of South 67th Street in the subdivision to the north.
 7. The temporary turnaround at the end of South 67th Street in the subdivision to the north shall be removed and the road graded to the typical section.
9. Norris Public Power notes the easements are acceptable.
 10. The frontage for Lot 1, Block 2 must meet the zoning requirement for 175'.
 11. This is not a Community Unit Plan (CUP) and thus Note # 5 referencing building envelopes is not relevant and must be removed.
 12. Remove the County Board signature block since this is not a CUP.
 13. The change of zone to AGR would permit 9 dwellings.
 17. Some acreage review issues can be addressed in this report:
 - a) Water/rural water,
This is in the rural water district and district service is proposed.
 - b) Road access and paving,
Roca Road and South 68th Street are paved County roads.
 - c) Soil rating,
The soil is not prime ag land of the county. However it is currently productive cultivated land.
 - d) Development of the area/land parcelization,
The land to the east and west of this area is in substantially larger parcels of 40 and 80 acres in area. The land to the north has an approved preliminary plat. Land to the south is in acreages along Roca Road.

- e) Existing acreages,
Land to the south has substantial acreages. The abutting land to the north has an approved preliminary plat for acreages.
- f) Conflicting farm uses,
There are no conflicting farm uses noted in a field check.
- g) Environmental issues,
There is a no flood plain on the site.
- h) Impact on other governmental entities,
This will increase demand for service on the Sheriff, Rural Fire, School and others. The level of impact is not known. However, the land is located close to other acreages and not out in the country separate from other large acreage development.
- i) The preliminary acreage score on this parcel is + 231 (not including additional scoring points due to the recent change of zone abutting to the north.
- i) Plans of other towns,
This is about two miles north from the town of Hickman and about one and one-half miles east of Roca. While comments were requested, no response was received from either town on this project. This application does not appear to comply with the "Horizon Plan" of the City of Hickman.

CONDITIONS FOR PRELIMINARY PLAT #004012:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the County Board agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of April 5, 2004,
 1. General Notes are acceptable with the exception of Note 8 which has the incorrect asphaltic concrete specified..
 2. Only one residential access per lot to be noted on the final plat when processed.

3. Should Lot 23, Irregular Tracts ever want access to South 67th Street, access to South 68th Street shall be relinquished.
4. A profile of Roca Road shall be provided to show adequate sight distance for South 64th Street.
5. The ditch grading symbols at the intersection of South 64th Street and Winterberry Lane are not correct.
6. The profile of South 67th Street does not match the proposed profile of South 67th Street in the subdivision to the north.
7. The temporary turnaround at the end of South 67th Street in the subdivision to the north shall be removed and the road graded to the typical section.

1.2 Revise the site plan to show:

1.2.1 Remove Note # 5.

1.2.2 Revise the frontage of Lot 1 Block 2 to 175' or more.

1.2.3 Remove the County Board acceptance block.

2. The County Board approves associated requests:

2.1 Approval of Change of Zone # 04023 for AGR.

2.2 A waiver to the sidewalk, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.

2.3 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along Winterberry Lane .

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

3.1 Streets, street lights, street trees, community water facilities, community sewer facilities, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed, unless waived.

3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

- 3.2.1 To submit to the County Engineer an erosion control plan.
- 3.2.2 To protect the remaining trees on the site during construction and development.
- 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis.
- 3.2.4 To complete the private improvements shown on the preliminary plat.
- 3.2.5 To relinquish the right of direct vehicular access to S. 68th St and to Roca Road except for S. 64th Street.
- 3.2.6 To maintain County roads until the County Board specifically accepts the maintenance.
- 3.2.7 To comply with the provisions of the Land Subdivision Ordinance\Resolution regarding land preparation.

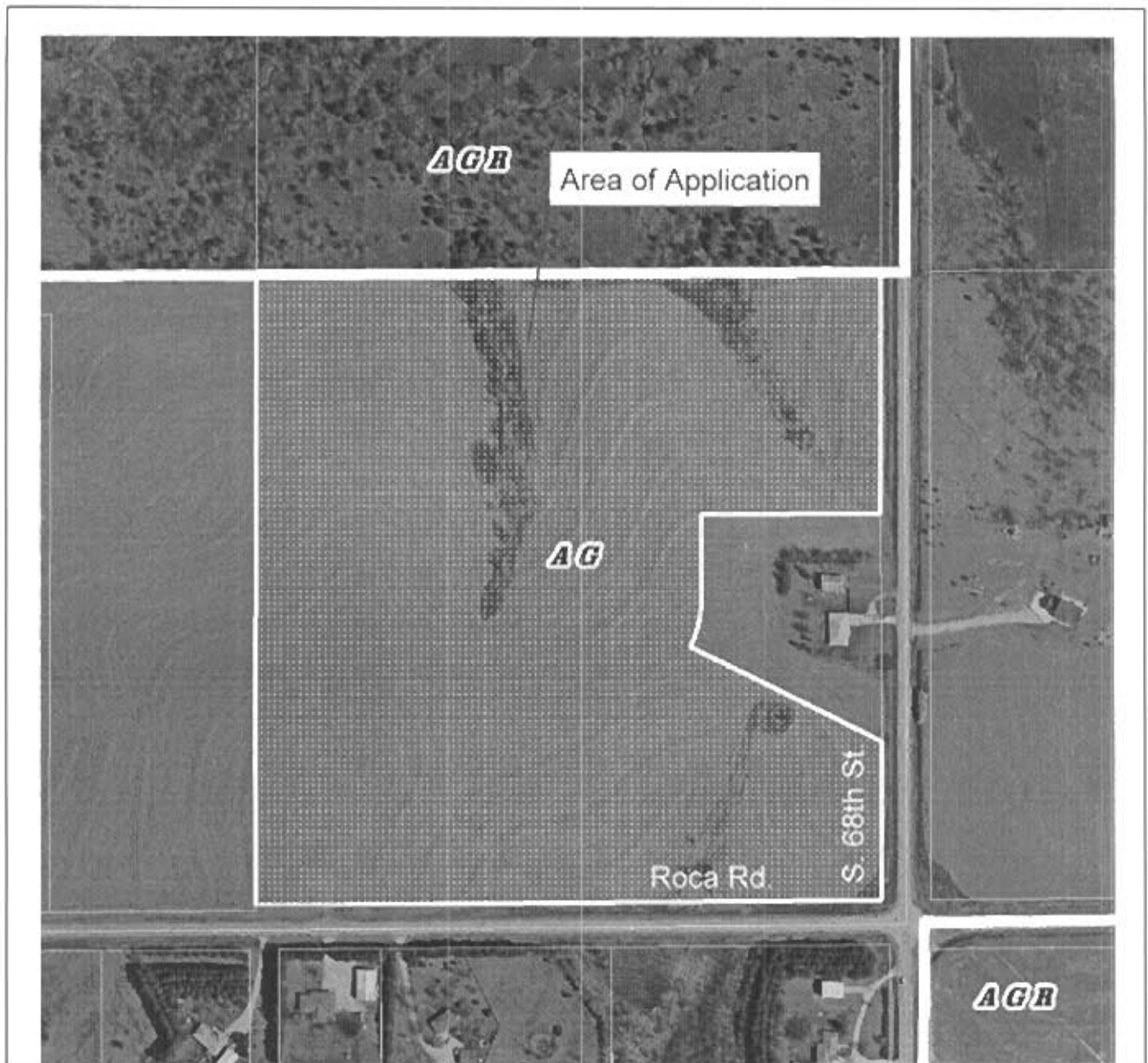
Prepared by:

Mike DeKalb, 441-6370, mdekalb@ci.lincoln.ne.us
Planner

APPLICANT: Brian D. Carstens
Carstens and Associates
601 Old Cheney Road, Suite 'C'
Lincoln, NE 68512
(402) 434-2424

CONTACT: same

OWNER: Land II. L.L.C.
2610 Park Blvd
Lincoln, NE 68502
(402) 435-3550



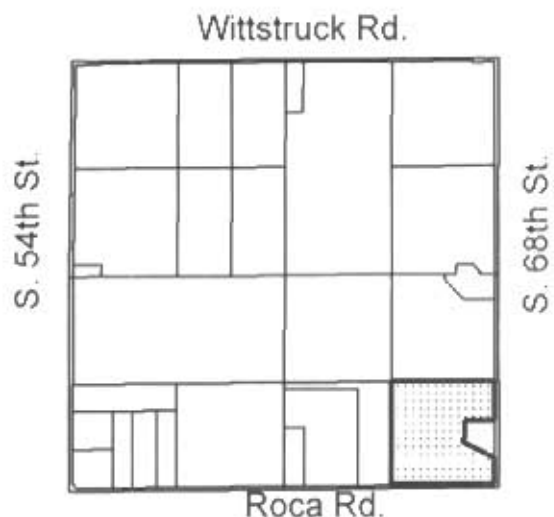
County Preliminary Plat #04012
Change of Zone #04023
The Preserve at Cross Creek 1st
S. 68th & Roca Rd.

2002 aerial

Zoning:

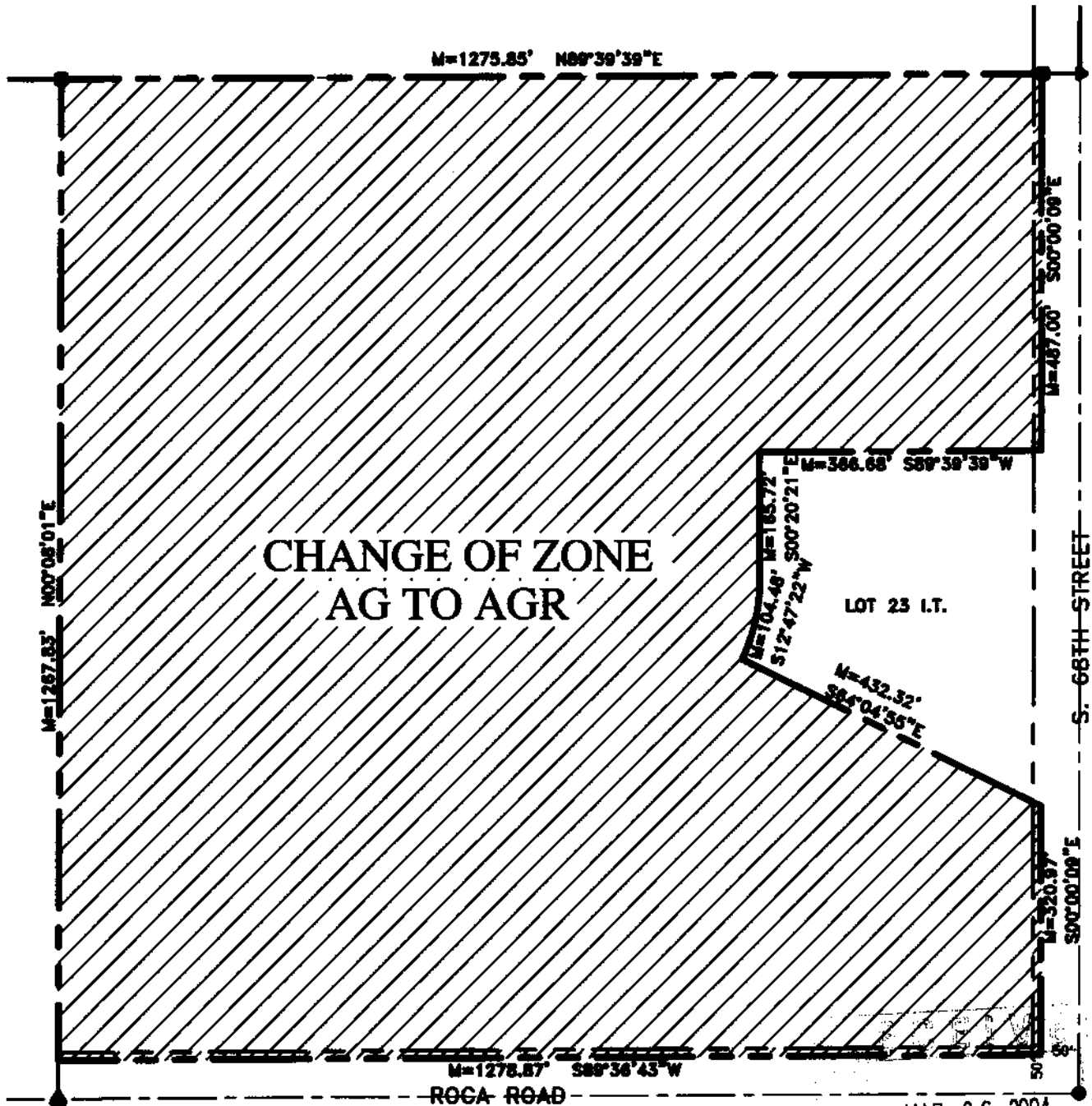
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 16 T08N R7E



Lincoln City - Lancaster County Planning Dept.

County Preliminary Plat #04012
Change of Zone #04023
The Preserve at Cross Creek 1st
S. 68th & Roca Rd.



MAR 26 2004

LEGAL DESCRIPTION CHANGE OF ZONE

LOT 24 IRREGULAR TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6th P.M., LANCASTER COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 24, SAID POINT BEING 50.00' WESTERLY OF THE EAST LINE OF SAID SOUTHEAST QUARTER AND 50' NORTHERLY OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE WESTERLY ON THE NORTH RIGHT OF WAY LINE OF ROCA ROAD, ON AN ASSIGNED BEARING OF S 89°36'43"W A DISTANCE OF 1278.87', TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTHERLY ON SAID WEST LINE, N 0°08'01"E 1267.83', TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EASTERLY ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, N 89°39'39"E 1275.85', TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH 68th STREET; THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE, S 0°00'09"E 487.00', TO THE NORTHEAST CORNER OF LOT 23 IRREGULAR TRACT IN SAID SOUTHEAST QUARTER; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 23, S 89°39'39"W 366.68', TO THE NORTHWEST CORNER OF SAID LOT 23; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 23, S 0°20'21"E 165.72', TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 230.00' AND A CENTRAL ANGLE OF 26°15'26"; THENCE CONTINUING ON SAID WEST LINE OF LOT 23, AND ON THE CHORD OF SAID CURVE, S 12°47'22"W 104.48', TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID LOT 23, S 64°04'55"E 432.32', TO THE SOUTHEAST CORNER OF SAID LOT 23, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SOUTH 68th STREET; THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE, S 0°00'09"E 320.97', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 34.04 ACRES, MORE OR LESS.

MAR 26 2004



BRIAN D. CARSTENSEN & ASSOCIATES
LAND SURVEYORS
A PROFESSIONAL CORPORATION
LINCOLN, NE

FOR OLD COUNTY ROAD
LINCOLN, NE 68112

REVISED (OLD) CALCULATED
PLAT AND SHOWN
BY BDC/CA

THE PRESERVE AT
CROSS CREEK
FIRST
ADDITION

PRELIMINARY
PLAT
AND
CHANGE OF
ZONE

2. AFTER A
ROCA ROAD
LINCOLN, NE

SCALE: 1"=400'

COUNTY CLERK
OFFICE

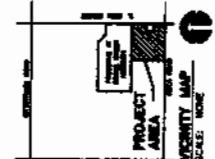
1 OF 4

CURVE DATA:

①
RADIUS = 100.00'
CHORD = 100.00'
CHORD BEARS = 90°00'00"

②
RADIUS = 100.00'
CHORD = 100.00'
CHORD BEARS = 90°00'00"

③
RADIUS = 100.00'
CHORD = 100.00'
CHORD BEARS = 90°00'00"



DEVELOPER:
THE PRESERVE AT CROSS CREEK
FIRST ADDITION
LINCOLN, NE 68112

OWNER OF RECORD:
LOT 1 & 2, L&C STREET, DATE 1/20/10
LOT 3 & 4, L&C STREET, DATE 1/20/10
LOT 5 & 6, L&C STREET, DATE 1/20/10

PETITIONER:
BRIAN D. CARSTENSEN & ASSOCIATES
A PROFESSIONAL CORPORATION
LINCOLN, NE 68112 (603) 424-1434

ENGINEER:
L&C L. L. L&C
CORPORATION / SURVEYING & PLANNING
LINCOLN, NE 68112 (603) 424-1434

SURVEYOR:
BRIAN D. CARSTENSEN & ASSOCIATES
A PROFESSIONAL CORPORATION
LINCOLN, NE 68112 (603) 424-1434

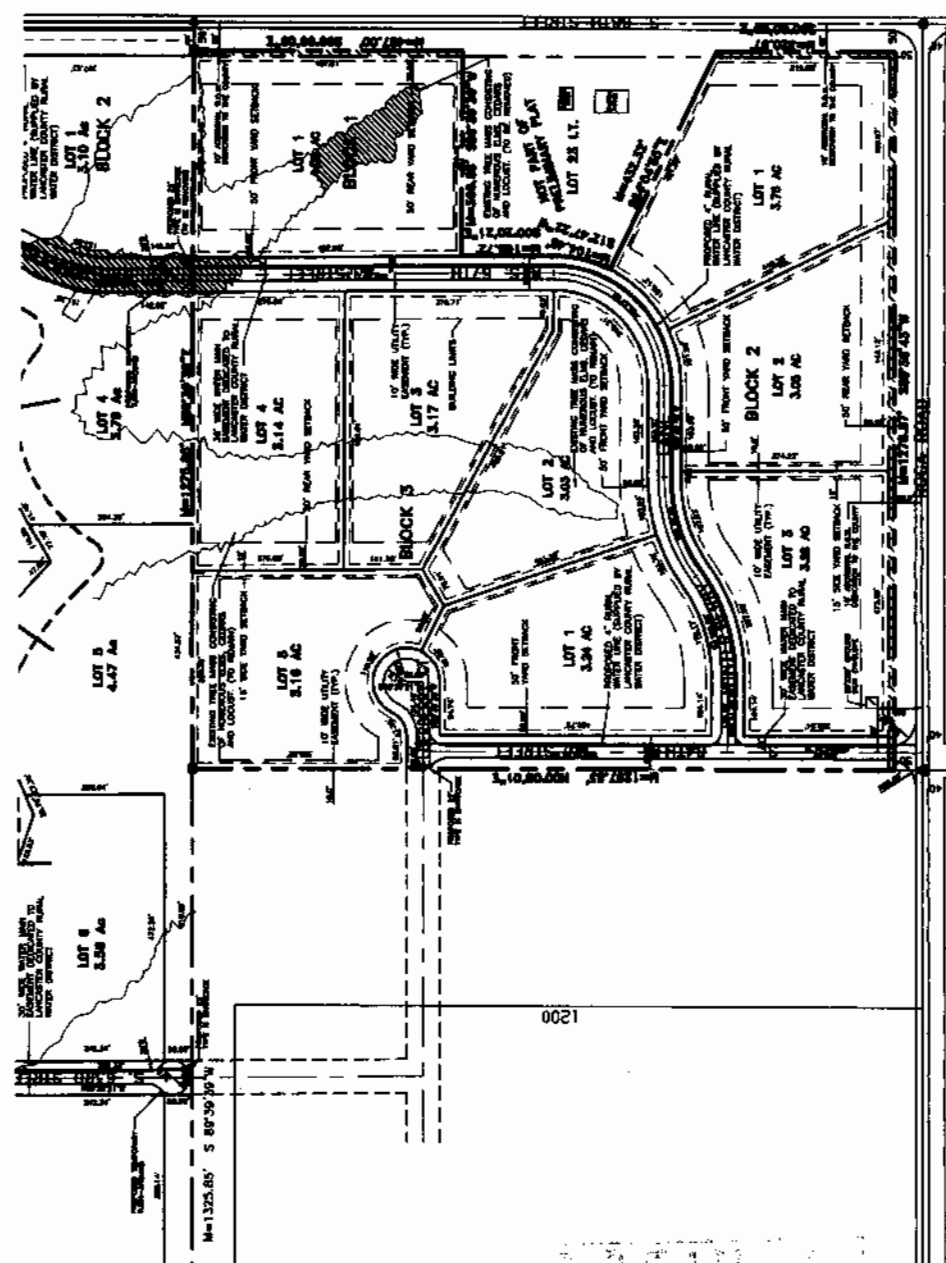
SITE PLAN



SCALE: 1"=400'

COUNTY CLERK
OFFICE

1 OF 4



GENERAL NOTES:

1. THE PRELIMINARY PLAT CONTAINS A L&C STREET CORNER HERE ON L&C STREET.
2. THE PRELIMINARY PLAT CONTAINS A L&C STREET CORNER HERE ON L&C STREET.
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10. THE PRELIMINARY PLAT CONTAINS A L&C STREET CORNER HERE ON L&C STREET.

LEGAL DESCRIPTION PRELIMINARY PLAT:

THE PRESERVE AT CROSS CREEK FIRST ADDITION, LINCOLN, NE 68112, CONTAINS THE FOLLOWING:

LOT 1, 3.79 AC, L&C STREET, DATE 1/20/10

LOT 2, 3.79 AC, L&C STREET, DATE 1/20/10

LOT 3, 3.79 AC, L&C STREET, DATE 1/20/10

LOT 4, 3.79 AC, L&C STREET, DATE 1/20/10

LOT 5, 3.79 AC, L&C STREET, DATE 1/20/10

LOT 6, 3.79 AC, L&C STREET, DATE 1/20/10

LOT 7, 3.79 AC, L&C STREET, DATE 1/20/10

LOT 8, 3.79 AC, L&C STREET, DATE 1/20/10

LOT 9, 3.79 AC, L&C STREET, DATE 1/20/10

LOT 10, 3.79 AC, L&C STREET, DATE 1/20/10

SURVEYOR'S CERTIFICATE:

I, BRIAN D. CARSTENSEN, SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING PRELIMINARY PLAT WAS APPROVED AND ACCEPTED BY THE LINCOLN COUNTY BOARD OF COMMISSIONERS, LINCOLN, NE, ON 1/20/10.

County Preliminary Plat #04012
Change of Zone #04023
The Preserve at Cross Creek 1st
S. 68th & Roca Rd.

BRIAN D. CARSTENS & ASSOCIATES
LAND DEVELOPMENT
ARCHITECTURAL
& COMMERCIAL
DESIGN

2001 CARSTENS, INC.
LINCOLN, NE 68502

THE PRESERVE AT CROSS CREEK FIRST ADDITION

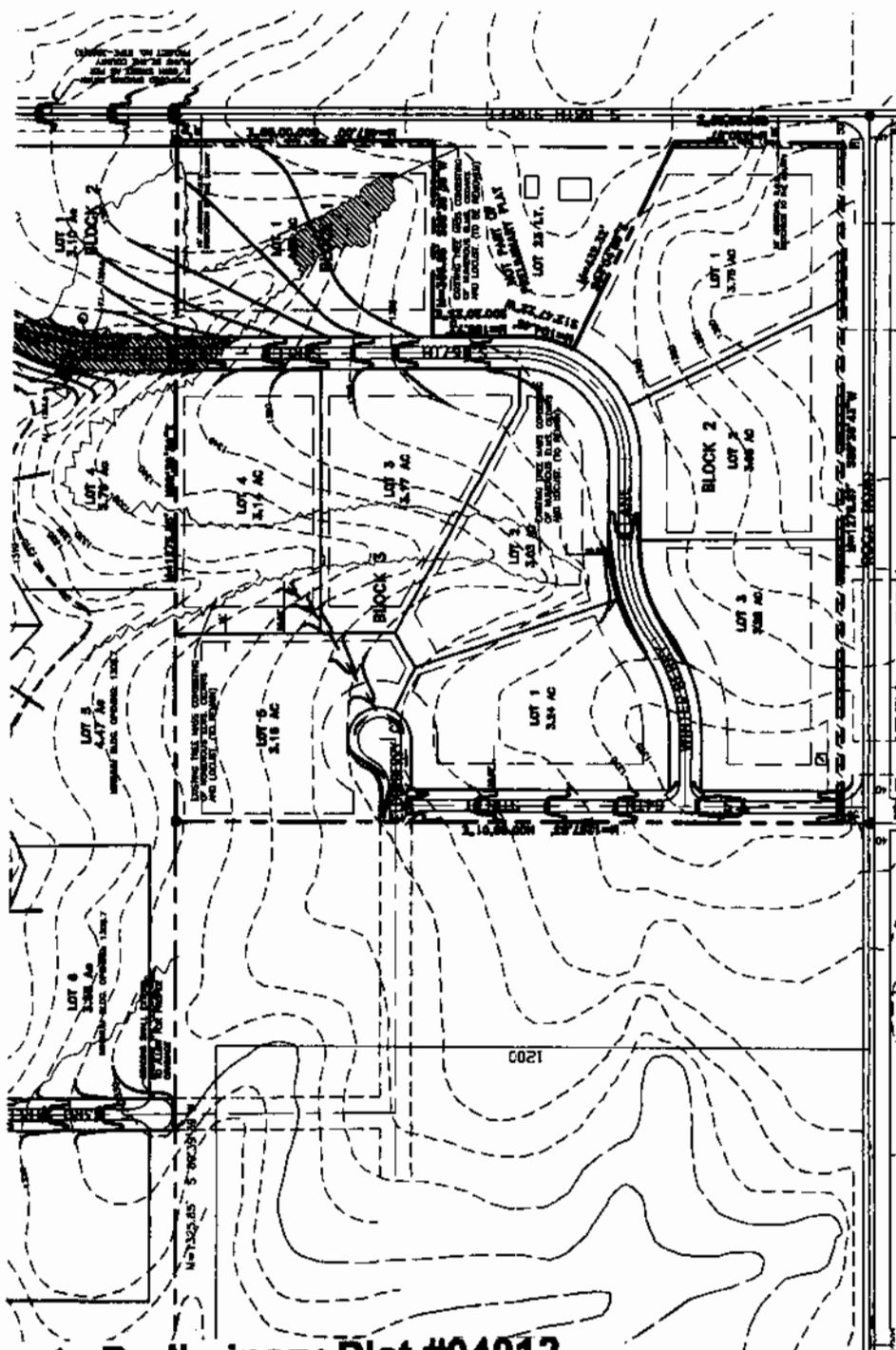
PRELIMINARY PLAT
AND
CHANGE OF ZONE

S. 68TH & ROCA ROAD
LINCOLN, NE

GRADING PLAN

SCALE: 1"=40'

PROJECT SHEET
CROSS CREEK
RESERVE



CURVE CALCULATIONS

$CA = 7.3 \text{ AC}$
 $C = 0.4$
 $TL = 8 \text{ ft}$
 $110 = 6.3 \text{ m/s}$
 $125 = 7.3 \text{ m/s}$
 $140 = 6.0 \text{ m/s}$

County Preliminary Plat #04012
Change of Zone #04023
The Preserve at Cross Creek 1st
S. 68th & Roca Rd.

MAR 26 2004



BRIAN D. CABSTERS
& ASSOCIATES
LAND USE PLANNING
ARCHITECTURAL
& COMMERCIAL
DESIGN

ONE OLD COUNTRY PLACE
SUITE 100
LINCOLN, NE 68503
PHONE: (402) 441-1000
FAX: (402) 441-1001
WWW.BDCABSTERS.COM

THE
PRESERVE AT
CROSS
CREEK
FIRST
ADDITION

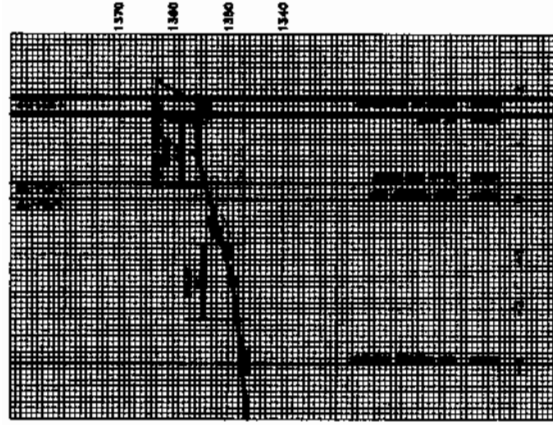
PRELIMINARY
PLAT
AND
CHANGE OF
ZONE

S. 64TH &
ROCA ROAD
LINCOLN, NE

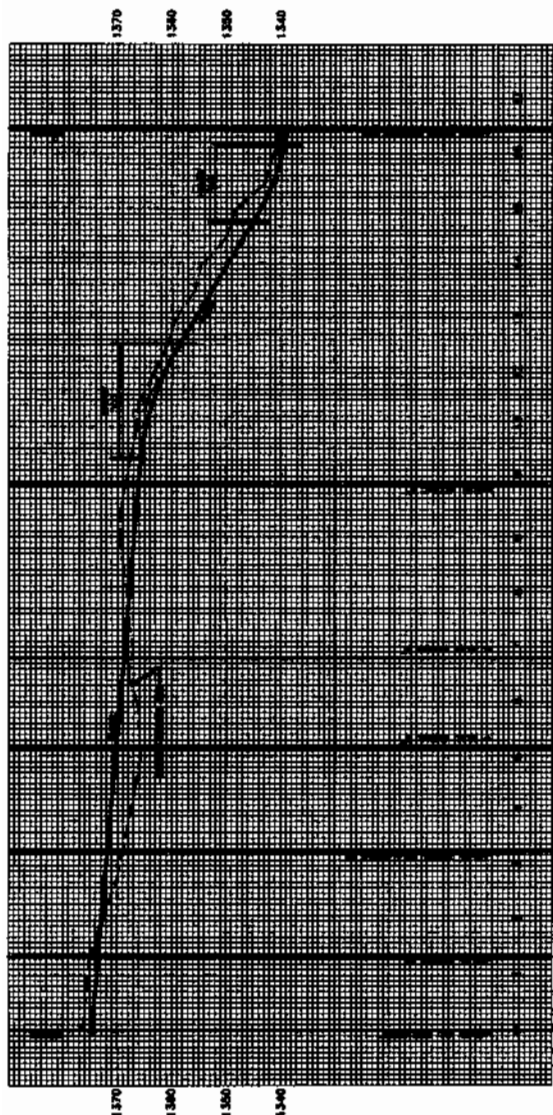
STREET
PROFILES

SCALE: 1"=50'
PROJECT NUMBER
04012

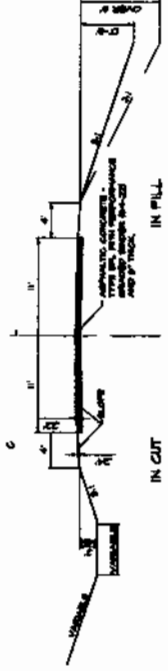
3 OF 3



ELDERBERRY COURT



WINTERBERRY LANE/ S. 67TH STREET

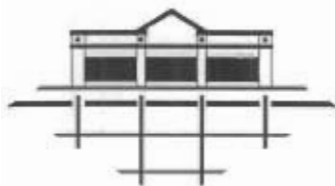


TYPICAL SECTION FOR S. 64TH STREET, ELDERBERRY COURT &
WINTERBERRY LANE/S. 67TH STREET



S. 64TH STREET

County Preliminary Plat #04012
Change of Zone #04023
The Preserve at Cross Creek 1st
S. 68th & Roca Rd.



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

March 26, 2004

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: THE PRESERVE AT CROSS CREEK – FIRST ADDITION
CHANGE OF ZONE & PRELIMINARY PLAT
SOUTH 68TH STREET AND ROCA ROAD

Dear Marvin,

On behalf of Land II, L.L.C. we are submitting the above mentioned project for your review. The Preserve At Cross Creek 1st Addition is located at the Northwest corner of South 68th and Roca Road. The site contains 34.04 acres and is currently zoned 'AG'.

We are requesting a change of zone to 'AGR' as part of this application. We are proposing 9- single family acreage lots ranging in size from 3 to 4 acres. Each lot will be served with served by Lancaster County Rural water. Each lot will have its own septic system. We will be providing public paved streets within the development, similar to the Preserve At Cross Creek, immediately to the north.

The site is surrounded by 'AGR' zoning to the north, 'AG' zoning to the east, 'AGR' zoning to the Southeast, 'AG' zoning to the south, however, the lots immediately across Roca Road are similar in size to our proposal, with 'AGR' zoning immediately south. 'AG' zoning exists to the west of the project.

The additional development will allow additional access to Roca Road from the original Preserve at Cross Creek development. Also, we can locate the Lancaster County Rural water line internally in the subdivision along the new public streets.

We are requesting waivers to the installation of street lighting, street trees, sidewalks and landscape screening, as each lot is larger than one acre and will not be annexed into the City of Lincoln at this time. We are also requesting a waiver to the block length to Winterberry Lane/ S. 67th Street to allow the existing drainage swale in Block 3 to remain.



Page 2.

Please feel free to contact me if you have any further questions.

Sincerely,



Brian D. Carstens

CC: Land II, L.L.C.

Encl. 18 copies of Sheet 1 of 4 of 4
8 copies of Sheets 2 thru 4 of 4
Application for a Preliminary Plat
Application Fees
Certificate of Ownership
Copy of the Letter from Lancaster County Rural Water District
3 copies of Preliminary Soils Analysis
8-1/2" x 11" reductions of the plans.
Change of Zone Exhibit



McIntyre Consulting
4131 So. 38th Street
Lincoln, NE 68506
(402) 489-4924

March 3, 2004

Mr. Ken Halverson, Manager
Rural Water District No. 1
P.O. Box 98
Bennet, NE 68317

Reference: Potential New Water Users

Dan Kubr SE ¼ SE ¼ Section 16-8-7 (9 Units)

Dear Ken:

We have reviewed the proposed new users and it is our opinion that the addition of these services will not have a significant impact upon the existing level of service being provided the present customers.

The anticipated pressure range is:

Customer	Line No.	U.S.G.S. Elev.	Anticipated Pressure Range
Kubr	New	1370	40-35 psi

A new 4" water main should be constructed from Roca Road north through the development. A 2" water main is planned for the two lots to the northwest corner of this plan.

If you have any questions or comments, please call.

Sincerely,
McIntyre Consulting



Ted J. McIntyre, PE

RECEIVED
MAR 26 2004

Lancaster

County

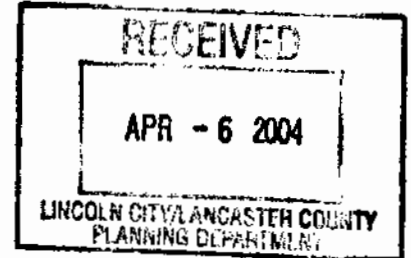
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR

DATE: April 5, 2004
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell
County Surveyor
SUBJECT: THE PRESERVE AT CROSS CREEK 1ST ADDITION



Upon review, this office would have the following comments:

- 1) General Notes are acceptable with the exception of Note 8 which has the incorrect asphaltic concrete specified.
- 2) Only one residential access per lot to be noted on final plat when processed.
- 3) Should Lot 23, irregular tracts ever want access to South 67th Street, access to South 68th Street shall be relinquished.
- 4) A profile of Roca Road shall be provided to show adequate sight distance for South 64th Street.
- 5) The ditch grading symbols at the intersection of South 64th Street and Winterberry Lane are not correct.
- 6) The profile of South 67th Street does not match the proposed profile of South 67th Street in the subdivision to the north.
- 7) The temporary turnaround at the end of South 67th Street in the subdivision to the north shall be removed and the road graded to the typical section.

LVW/DP/bml
Sub/The Preserve at Cross Creek 1st Add. Mem.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb

DATE: April 7, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File

SUBJECT: The Preserve at Cross

EH Administration

Creek First Addition
PP #04012 CZ #04023

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- The developer has adequately addressed wastewater treatment issues. The developer proposes the use of individual waste water treatment systems. If percolation tests do not permit sub surface fields, lagoons shall be installed. Waste water systems shall be approved LLCHD.
- The developer proposes the use of Lancaster County Rural Water for potable water. The developer states that individual wells may be used. If individual wells are used, potential buyers should be informed that water quantity and water quality issues may exist. Test wells should be installed.
- Lot 23 is not part of this preliminary plat. The wastewater treatment system for Lot 23 is a lagoon. The lagoon is located on Lot 1 of Block 2 of this plat. This lagoon must be properly abandoned and a new system constructed on Lot 23.
- Field staff report that an abandoned well may exist on the southern part of Lot 1 or Lot 2 of Block 2. This well must be properly abandoned by a licensed well driller.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be

incorporated as necessary.

- The proposed development is located within the Roca Wellhead Protection Area. Best management practices (BMP) should be utilized to decrease the risk of groundwater contamination. For example, being conscientious regarding the use of lawn chemicals/fertilizers and ensuring the proper the storage of chemicals and/or fuels.

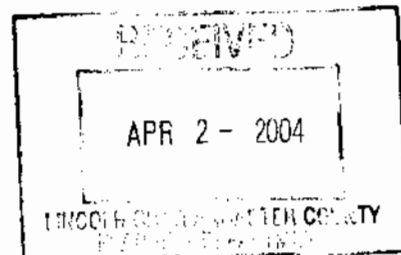


AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

April 1, 2004

Mr. Mike DeKalb
City-County Planning Dept.
555 S. 10th St.
Lincoln, NE 68508



RE: Preliminary Plat – The Preserve @ Cross Creek – 1st Addition

Dear Mike,

We have reviewed the subject plat and everything appears to be satisfactory.

Sincerely,

Randy Evans
Randy Evans
Area Manager